



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: John Nelson  
DOCKET NO.: 10-32625.001-R-1  
PARCEL NO.: 14-33-311-011-0000

The parties of record before the Property Tax Appeal Board are John Nelson, the appellant(s), by attorney Richard J. Caldarazzo, of Mar Cal Law, P.C. in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$ 24,442  
**IMPR.:** \$ 109,541  
**TOTAL:** \$ 133,983

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2010 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of two improvements on a 2,952 square foot site. Improvement #1 is a two-story, single-family dwelling of frame construction with 968 square feet of living area. The dwelling was constructed in 1885. Features of the

home include a slab basement, two bedrooms, and one bath. Improvement #2 is a three-story, apartment building of masonry construction with 3,780 square feet of living area. The apartment building was constructed in 1885. Features of the building include a full unfinished basement, two bedrooms, and one bath. The property is located in Chicago, North Chicago Township, Cook County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables for each improvement.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$153,635. Improvement #1 has an improvement assessment of \$32,240 or \$33.31 per square foot of living area. Improvement #2 has an improvement assessment of \$99,255 or \$26.26 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables for each improvement.

At hearing, the board of review analyst, Ms. Daniela Garcia, and the appellant's attorney, Ms. Lisa Perna-Miller, reviewed the evidence previously submitted.

#### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of assessment equity regarding improvement #1 to be the board of review's comparables and the appellant's comparables #1. These comparables had improvement assessments that ranged from \$29.35 to \$40.74 per square foot of living area. The subject's improvement assessment of \$33.31 per

square foot of living area falls within the range established by the best comparables in this record.

Regarding improvement #2, the Board finds the best evidence of assessment equity to be the board of review's comparables #2 and #3 and the appellant's comparables #1 and #2. These comparables had improvement assessments that ranged from \$19.19 to 20.45 per square foot of living area. The subject's improvement assessment of \$26.26 per square foot of living area falls above the range established by the best comparables in this record. Based on this record the Board finds the appellant did demonstrate with clear and convincing evidence that the subject's improvement #2 was inequitably assessed and a reduction in the subject's assessment is justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.

\_\_\_\_\_  
Chairman

*Klaus Albrecht*

\_\_\_\_\_  
Member

*[Signature]*

\_\_\_\_\_  
Member

*Jerry White*

\_\_\_\_\_  
Member

*Robert Steffen*

\_\_\_\_\_  
Acting Member

\_\_\_\_\_  
Acting Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: November 20, 2015

\_\_\_\_\_  
*[Signature]*

\_\_\_\_\_  
Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.